

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 14, 1970

Appeal No. 10294 Nathaniel Horace Luttrell, Jr., et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 24, 1970.

EFFECTIVE DATE OF ORDER - March 20, 1970

ORDERED:

That the appeal for permission to establish a private language school at 2001 Connecticut Ave., NW., lots 185,803 and 139, Square 2536, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a mansion-type concrete building which has been vacant for three years.
3. The property has previously been used as the Australian Embassy and also as a division of the World Bank.
4. Appellant proposes to lease the premises to a Delaware Corporation known as Washington Educational Research Associates, Inc. for purposes of a private language school.
5. Fourteen (14) spaces are available on the subject property for automobile parking.
6. The language center employs a staff of twenty (20) persons and has a student enrollment of 155 persons.
7. Two class sessions are held each day with approximately one-half of the student enrollment present at each session. The hours of operation shall be from 8:00 a.m. to 5:00 p.m. with small group evening classes lasting until 9:00 p.m.

Appeal No. 10294
March 20, 1970
PAGE 2

8. Small interior renovations are contemplated. No changes are to be made to the exterior of the building.

9. Opposition to the granting of this appeal was registered at the public hearing based on the critical parking situation which exists in the area.

OPINION

It is our opinion that the proposed school will be so located and that the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions.

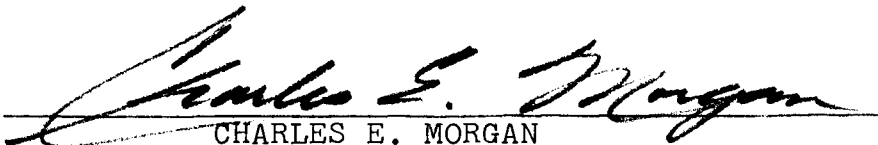
We further conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

- [a] That at any time the present number of students (155) increases, Lot 803 shall be used for auto parking.
- [b] Permit shall issue for a period of 5 years.
- [c] The Board amends this appeal to grant a variance on size of driveways to the parking spaces in that such spaces existed prior to 1958.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.